


Report to be read in conjunction with the Decision Notice.

Signed:	Officer:	EP	Date:	23/01/2026	Manager:	LH	Date:	23/1/26
----------------	-----------------	-----------	--------------	-------------------	-----------------	-----------	--------------	----------------

Application Ref:	2025/0652			 Ribble Valley Borough Council www.ribblevalley.gov.uk
Date Inspected:	16/01/2026	Site Notice:	16/01/2026	
Officer:	EP			
DELEGATED ITEM FILE REPORT:				APPROVAL

Development Description:	Proposed extension to existing approved agricultural building.
Site Address/Location:	Hall Barns Farm Knowles Brow Hurst Green BB7 9PT.

CONSULTATIONS:	Parish/Town Council
Parish Council raise no objection to the proposal.	

CONSULTATIONS:	Highways/Water Authority/Other Bodies
LCC Highways:	N/A
United Utilities: No objection.	
CONSULTATIONS:	Additional Representations.
No comments received.	

RELEVANT POLICIES AND SITE PLANNING HISTORY:
<p>Ribble Valley Core Strategy:</p> <p>Key Statement DS1: Development Strategy Key Statement DS2: Sustainable Development Key Statement EN2: Landscape Key Statement EN5: Heritage Assets</p> <p>Policy DMG1: General Considerations Policy DMG2: Strategic Considerations Policy DME2: Landscape & Townscape Protection Policy DME4: Protecting Heritage Assets</p> <p>Planning (Listed Buildings and Conservation Areas) Act National Planning Policy Framework (NPPF)</p>
<p>Relevant Planning History:</p> <p>3/2024/0573: Proposed removal and reinstatement of concrete agricultural track and hardstanding. – Approved.</p> <p>3/2024/0354: Prior notification for concrete agricultural track 80m long and 4m wide. – Permission required.</p> <p>3/2022/0103: Discharge of condition 9 (walling and roofing materials) from Listed Building Consent 3/2021/0256. – Approved.</p>

3/2021/0526: Discharge of conditions of Listed Building Consent 3/2020/0308. Condition 5 - Specifications, 6 - Written Scheme of Investigation, 9 - Materials. – Approved.

3/2021/0081: Proposed roof to provide cover to existing cattle feeding yard to minimise DWPA (Diffuse Water Pollution from Agriculture) as recommended and supported by the Environment Agency. Roof will also provide adequate protection for cattle from adverse weather conditions. – Approved with conditions.

3/2020/0308: Repairs to south-western outshut roof to remove existing roof covering; replace rotten timber trusses with equivalents; re-covering roof with breathable membrane; fitting new softwood battens and re-roofing with set-aside roof slates. – Approved with conditions.

3/20219/1107: Request for confirmation that proposed removal of the existing slate roof and rafters to the lean-to, replacement with new treated rafters and breathable membrane and re-laying the stone slate roof with any second-hand stone slates required to match existing, refixing and pointing leadwork to wall joint will not require a formal application for Listed Building Consent. – Refused.

3/2019/0239: The erection of an agricultural building, a silage clamp and a slurry lagoon on land adjacent to existing farm buildings. – Approved with conditions.

3/2018/0403: Proposed agricultural building for livestock (cubicle building for cattle) and silage clamp. – Refused.

ASSESSMENT OF PROPOSED DEVELOPMENT:

Site Description and Surrounding Area:

The proposal site relates to a farmstead in Stonyhurst which is situated to the South of Stonyhurst college. The site contains a sizeable farmyard, two barns with Listed Building status, residential cottage properties and numerous agricultural sheds and buildings. The surrounding area is largely characterised by woodland, agricultural land and open countryside.

Proposed Development for which consent is sought:

Consent is sought for the construction of an extension to an existing agricultural building used for livestock housing.

Principle of Development:

Policy DMG2 of the Ribble valley Core Strategy states that *within the Tier 2 villages and outside the defined settlement areas development must meet at least one of the following considerations:*

- 1. The development should be essential to the local economy or social well being of the area.*
- 2. The development is needed for the purposes of forestry or agriculture.*
- 3. The development is for local needs housing which meets an identified need and is secured as such.*
- 4. The development is for small scale tourism or recreational developments appropriate to a rural area.*
- 5. The development is for small-scale uses appropriate to a rural area where a local need or benefit can be demonstrated.*
- 6. The development is compatible with the enterprise zone designation.*

The proposal is for the extension of an existing agricultural building used to house cattle. The extension is required in order to accommodate the larger number of cattle that is now owned. Accordingly, the proposed development is considered to be reasonably necessary for the purposes of agriculture in this instance in compliance with Policy DMG2 meeting the criteria of above point No 2.

Impact upon Listed Building(s) and Setting (Where Applicable):

The development lies in close proximity to the Grade II Listed Barn at the Southwest side of the Farmstead. There is a further Barn set away from the development at the Northwest side of the farmstead that also benefits from Listed Status. As such, in assessing the proposal, regard must be given to the statutory duties imposed on the authority in respect of the preservation and enhancement of such assets. In this respect, at a local level, Key Statement EN5 and Policy DME4 are primarily, but not solely, engaged for the purposes of assessing likely impacts upon designated heritage assets resultant from the proposed development.

In this respect Key Statement EN5 states that:

There will be a presumption in favour of the conservation and enhancement of the significance of heritage assets and their settings. The Historic Environment and its Heritage Assets and their settings will be conserved and enhanced in a manner appropriate to their significance for their heritage value; their important contribution to local character, distinctiveness and sense of place; and to wider social, cultural and environmental benefits.

With Policy DME4 stating, in respect of development affecting the listed buildings or their setting, that development will be assessed on the following basis:

Alterations or extensions to listed buildings or buildings of local heritage interest, or development proposals on sites within their setting which cause harm to the significance of the heritage asset will not be supported. Any proposals involving the demolition or loss of important historic fabric from listed buildings will be refused unless it can be demonstrated that exceptional circumstances exist.

The proposed development is for a modest extension to an existing agricultural building. Existing farm buildings on site will provide a buffer between the development proposed and the listed buildings. Given the site is already agricultural in nature, it is not considered the proposal would be of harm to the setting of the listed building.

Impact Upon Residential Amenity:

There are no neighbouring residential properties within the immediate vicinity of the proposal that would be adversely impacted resultant.

Impact Upon Visual Amenity:

Policy DMG1 of the RVCS states that development must

- 1. Be of a high standard of building design which considers the 8 building in context principles (from the CABE/English heritage building on context toolkit).*
- 2. Be sympathetic to existing and proposed land uses in terms of its size, intensity and nature as well as scale, massing, style, features and building materials.*
- 3. Consider the density, layout and relationship between buildings, which is of major importance. Particular emphasis will be placed on visual appearance and the relationship to surroundings, including impact on landscape character, as well as the effects of development on existing amenities.*

In relation to the National Landscape (formerly the AONB) Key Statement EN2 of the Core Strategy stimulates that *the landscape and character of the Forest of Bowland Area of Outstanding Natural Beauty will be protected, conserved and enhanced. Any development will need to contribute to the conservation of the natural beauty of the area.*

The existing buildings within the farmstead include a range of traditional and modern livestock and storage buildings. Two of the traditional barns are listed buildings (grade II and II*). Ancillary structures also include an existing silage clamp and a slurry lagoon.

In terms of its siting, the proposed development would not be seen in isolation and would be located immediately adjacent to the existing farmstead and built form. The size, scale and design of the proposed building once extended would reflect the existing farm buildings and whilst it would be visible from certain viewpoints would not appear out of character.

In respect of materials, the extension will be constructed using a steel portal frame and Yorkshire board cladding to the elevations with a fibre cement roof. This is consistent with the existing building and other agricultural buildings within the farmstead. As such, the proposal will not cause visual harm to the character of the National Landscape and will integrate sufficiently into the existing farmstead.

Highways and Parking:

No highways implications identified.

Landscape/Ecology:

BNG

The development is exempt from having to achieve the mandatory Biodiversity Net Gain requirement as it is subject to the de minimis exception.

Drainage

The development site is in close proximity to a United Utilities water main. Following consultation an amended scheme has been sought to allow a 5m clearance of the easement. Whilst United Utilises raised an initial objection, they have since removed this following submission of amended plans. Subject to the imposition of a condition relating to surface water drainage.

Observations/Consideration of Matters Raised/Conclusion:

As such, for the above reasons and having regard to all material considerations and matters raised that the application is recommended for approval.

RECOMMENDATION:

That planning consent be granted subject to the imposition of conditions.